

±3,000 SF BUILDING

±4,762 SF LOT

FOR SALE/LEASE

# SLATE PERSONNEL BUILDING

Retail/Office Building  
For Sale/Lease

9578 111th Avenue, Edmonton, AB

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Nicholas Hrebien**

Senior Associate  
780 917 8345  
[nicholas.hrebien@cwedm.com](mailto:nicholas.hrebien@cwedm.com)

**Dane Phaneuf**

Associate  
780 993 8574  
[dane.phaneuf@cwedm.com](mailto:dane.phaneuf@cwedm.com)



# PROPERTY HIGHLIGHTS

- Fully renovated office space with over \$100K in renovations.
- Board room with individual offices and kitchen area.
- Corner lot building with exceptional frontage onto 111th avenue.
- The subject consists of a concrete block superstructure, and supported on a poured concrete foundation and full basement with a slab floor.
- Bank Vault still remains in the building in good working order





# PROPERTY DETAILS

## MUNICIPAL ADDRESS

9578 111th Avenue,  
Edmonton, AB

## LEGAL DESCRIPTION

Lot 5, Block B, Plan 267R

## PROPERTY TAXES

\$9,873.61 (2023)

## BUILDING SIZE

± 3,036 SF

## LOT AREA

±4,762 SF

## BASEMENT

± 1,400 SF

## BUILT

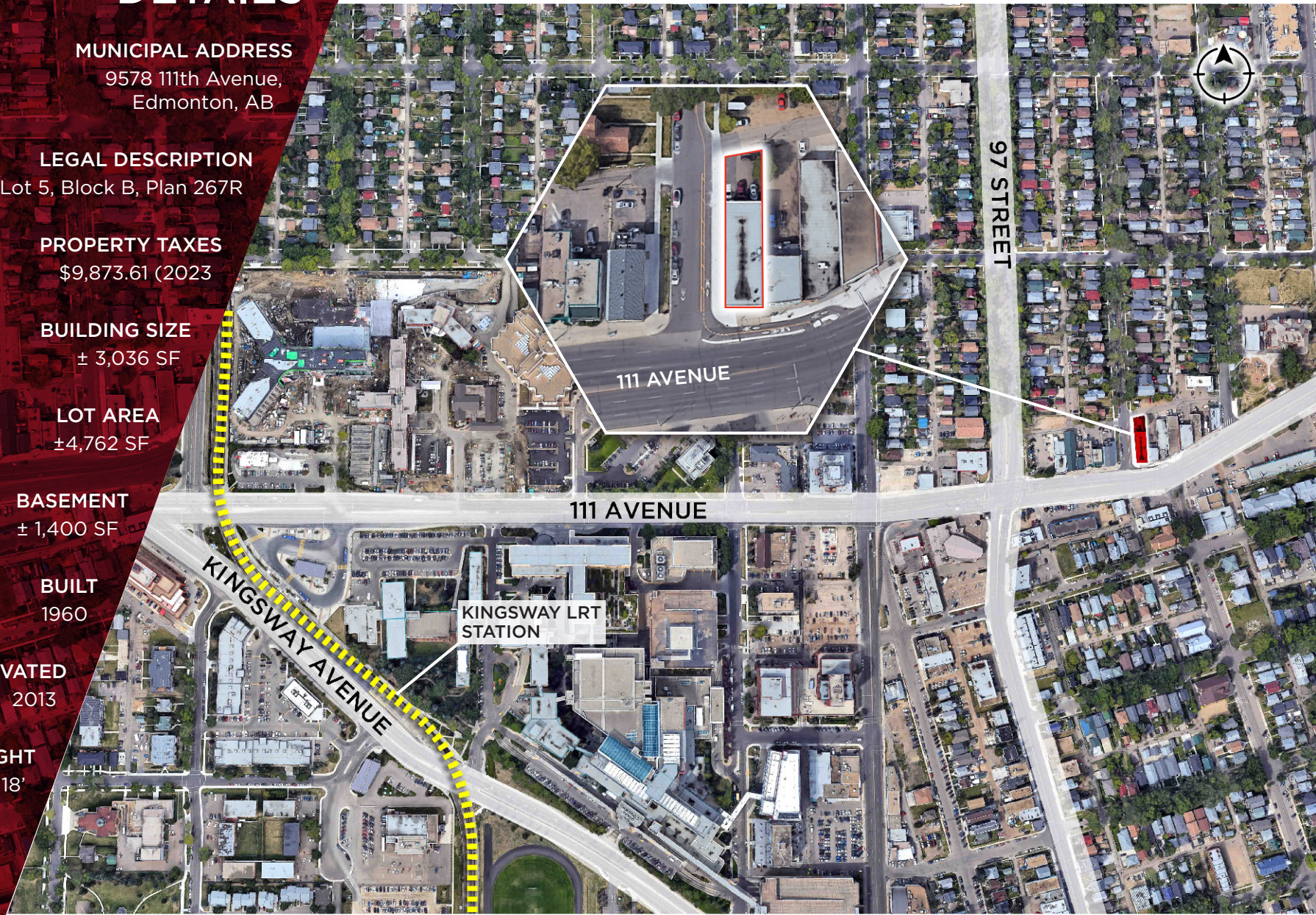
1960

## RENOVATED

2013


## BUILDING HEIGHT


18'






# DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	10,588	86,639	218,886

	HOUSEHOLDS		
	1km	3km	5km
	4,546	44,544	103,556

	AVERAGE INCOME		
	1km	3km	5km
	\$81,646	\$86,873	\$100,066

	VEHICLES PER DAY		
	22,700 on 111 Avenue & 19,300 on 97 Street		



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